



## Andreas Adrian

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### Client Brochure View

GLVAR	Single Family Residential	Ownership	SFR	01/16/2017 9:12 AM				
	ML#	<b>1861755</b>	Status	<b>A-ER</b>	Area	<b>203</b>	L/Price	<b>\$349,900</b>
	Offc	<b>LAWS</b>	PubID	<b>097361</b>	List Agent a	REALTOR? <b>Y</b>	VTour	<b>Y</b>
	Bldr		Model				LP/SqFt	<b>\$110</b>
	County	<b>CLARK</b>	Parcel#	<b>140-27-815-007</b>	City/Town	<b>Las Vegas</b>	State	<b>NV</b>
	Prop Desc				CondoConv		Studio	
	Type	<b>DETACHD</b>	Unit Desc				Subdiv#	
	Subdiv	<b>HOLLYWOOD HIGHLANDS EAST #8</b>	Short Sale	<b>N</b>	ForeclosureCommenced	<b>N</b>	Repo/REO	<b>N</b>
	Community	<b>NONE</b>						
	Assc/Comm	<b>None</b>						
	Zoning	<b>Single Family</b>	Elem 3-5	<b>BROO</b>	YrBuilt	<b>2002/RE</b>	MH Yr Blt	
Elem K-2	<b>BROO</b>	Unit		YrRound	<b>N</b>	HighSch	<b>ELDO</b>	
<b>6587 /ALDERGATE /Lane</b>				Building #		Zip	<b>89110</b>	

GENERAL INFORMATION				FB	3/4	HB	Tot		
Bldg Desc	<b>2STORY</b>	#Bedrms	<b>4</b>	#Baths	<b>2</b>	<b>1</b>	<b>0</b>	<b>3</b>	
Garage	<b>3/Attached, Auto Door Opener(s), Entry to House, Workshop/Bench Area</b>	Conv		Carport	<b>0</b>				
AppxLivArea	<b>3,168</b>	AppxAddLivArea		ApprxTotalLivArea	<b>3,168</b>	#Acres +/-	<b>0.210</b>	#Den/Oth	<b>0</b>
Roof	<b>Pitched, Tile</b>	Lot SqFt	<b>9,148</b>	Parking Desc	<b>Garage/Private, Guest Parking, Open Parking</b>	#Loft	<b>1</b>		
Private Spa	<b>No</b>	Lot Desc	<b>Under 1/4 Acre</b>						
Private Pool	<b>Y/Inground-Private</b>	Pool Size +/-	<b>16X30</b>						
Dir	<b>FROM BONANZA AND HOLLYWOOD HEAD WEST, FIRST RIGHT ON SUN SHIMMER, RIGHT ON DAZZLING HEIGHTS, LEFT ON AZURE HEIGHTS, LEFT ON ALDERGATE, HOUSE ON LEFT CORNER.</b>								
Remarks	<b>WOW! OVER 3,100 SQUARE FEET HOME ON A CORNER LOT WITH VIEWS OF SUNRISE MOUNTAIN AND THE VALLEY. 4-BEDROOM 3-BATH, A DEN/LOFT AND A BEDROOM DOWNSTAIRS. VAULTED CEILINGS, A 3-CAR GARAGE, LOTS OF RV PARKING OR TOYS AND FULLY FENCED AND GATED BACKYARD FEATURING A SPARKLING POOL, COVERED PATIO AND MUCH MORE. GRANITE KITCHEN COUNTERS WITH ISLAND, FORMAL DINING, OVERSIZED MASTER BEDROOM - AND BATH. DID I MENTION THE VIEWS???</b>								

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Master Bed Room</b>	<b>15x27</b>	<b>BLCONY, CEILFN, UPSTRS, SEPRAT</b>	<b>Master Bath</b>	<b>14x13</b>	<b>DBLSNK, MAKEUP, SEPSHW, SEPTUB, BHTTUB, TUBJECT</b>	
<b>2nd Bedroom</b>	<b>14x12</b>	<b>CEILIT, UPSTRS</b>	<b>3rd Bedroom</b>	<b>14x12</b>	<b>UPSTRS</b>	
<b>4th Bedroom</b>	<b>13x10</b>	<b>CEILFN, DNSTRS</b>	<b>Den</b>	<b>14x15</b>		
<b>Dining Room</b>	<b>14x11</b>	<b>FORDIN</b>	<b>Family Room</b>	<b>26x24</b>	<b>BOTHUD, DNSTRS</b>	
<b>Kitchen</b>	<b>16x17</b>	<b>BRKBAR, NOOK, GRDNWD, GRNCTP, ISLAND, RECESS, PANTRY, TILE</b>	<b>Living Room</b>	<b>15x19</b>	<b>ENTFOY, FRONT, SUNKEN, CATVLT</b>	
MBR Down?	Bed Down	<b>Y</b>	Bath Down	<b>Y</b>	Ba Dn Desc. <b>Full Bath Downstairs</b>	
Refrg <b>Y</b>	Dispos <b>Y</b>	Dishw <b>Y</b>	Washer Inc <b>Y</b>	Dryer Inc <b>Y</b>	DryerUtil <b>G</b>	Location
OthApplnces	<b>Water Conditioner-Loope, Water Conditioner-Ow</b>		Oven Desc	<b>Built-In Oven(E), Cooktop(G)</b>		
Interior	<b>Alarm System-Owned, Blinds, Ceiling Fan(s)</b>				Constrctn <b>Frame &amp; Stucco</b>	
Fireplace					Flooring <b>Carpet, Ceramic, Manmade wood or Laminate</b>	
Fence	<b>Backyard Full Fenced/Block, RV Gate</b>			Equest	<b>None</b>	

#### UTILITIES INFORMATION

House Face	<b>North</b>	Miscel	<b>Home Protection Plan</b>
Exterior	<b>Back Yard Access, Balcony, Barbeque Stub, Covered Patio, Private Yard</b>		
Landscap	<b>Desert Landscaping, Rock/Gravel Landscaping, Shrubs</b>		
Heat Sys	<b>Central</b>	Heat Fuel	<b>Gas</b>
Cool Sys	<b>2 or More Central Units, Central</b>	Cool Fuel	<b>Electric</b>
Utility Info	<b>Satellite Dish, Solar Screens, Underground Utilities</b>		Grd Mounted Energy <b>Dual Pane Windows, Solar Screens</b>

#### FINANCIAL INFORMATION

AsscFee	<b>Y</b>	AssocName	<b>Hollywood Highlandsc</b>	Assoc Ph	<b>702-373-4073</b>	Mast Plan Fee	<b>\$0</b>
AsscFee1	<b>\$14/M</b>	Earn Dep	<b>\$2,000</b>	Assessmt	<b>N</b>	Assessment Amt	
AsscFee2		Annual Taxes	<b>\$2,046</b>	SID/LIDTotal		SID/LID Annual	
Finance Consid	<b>Cash, Conventional, FHA, VA</b>			Existing Rent	<b>\$2,000</b>		
Presented by: Office Name	<b>Lawson Real Estate &amp; Investmen</b>			Agent	<b>Andreas R. Adrian</b>		

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.